Davidson County DEEDWARR
Recvd: 07/22/13 14:17 3 pgs
Fees:18.00 Taxes:658.23
20130722-0075664

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **18th** day of **July, 2013**

Notary Public

MY COMMISSION EXPIRES: 9/21/2015 (AFFIX SEAL)

COMNIE TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 50 Patton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Beavin, Sr. and Mary Ann Beavin	New owner	142 09 0F 742.00 CO
(NAME) 742 General George Patton Road	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Gregory Scott Gleaves and Wife Sherri J Gleaves**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Paul Beavin, Sr. and Mary Ann Beavin, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium, apartment in Davidson County, State of Tennessee described as follows, to-wit:

Unit No. 742, together with the Carport designated as No. 742C in River Plantation Section VIII, Phase II, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, General George Patton Road and Old Harding Pike, Nashville, Davidson County, Tennessee as shown on plat of River Plantation, Section VIII Phase II, Condominium Apartments, recorded in Book 6900, pages 514-517, as amended in Book 6900, page 654, et seq. Register's Office for Davidson County, Tennessee, and described in Master Deed recorded in Book 7417, page 396, et seq. Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section VIII, Phase II Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 7417, page 396-438, Register' Office for said county, are incorporated in this deed by reference and made part hereof the same as though copied herein. This conveyance is also subject to the covenants, conditions and restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc., of record in Book 7389, page 924, Register's Office for said County.

Being the same property conveyed to Gregory Scott Gleaves and wife Sherri J. Gleaves by deed from Merwin Glen ("M.G.") Emrick and Georgia W. Emrick Trustees of the Emrick Joint Revocable living Trust agreement U/A/D December 8, 1998 and any successors in Trust, and amendments thereto. Dated 10/29/09 and filed of record in Instrument Number 20091102-0100905, said Register's Office.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 742 General George Patton Road, Nashville, TN 37221

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this **18th** day of **July, 2013**

X Gregory Scott Gleaves
Gregory Scott Gleaves

X Sherri J. Gleaves
Sherri J Gleaves

STATE OF ALABAMA
COUNTY OF X Montgomery

Personally appeared before me, the undersigned authority, **Gregory Scott Gleaves and Sherri J Gleaves**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **18th** day of **July, 2013**

X Pamela F. Wurstein
Notary Public

My commission expires: X Oct. 7, 2013

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Carol Clawson, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Carol A. Clawson
Notary's Signature

My Commission Expires: 3/17/2014

CAROL A. CLAWSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY